171.0	0002	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,300 /	708,300
					USE VALUE:	708,300 /	708,300
					ASSESSED:	708,300 /	708,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON ERICK C
Owner 2:	SEXTON ANDREA
Owner 3:	
Street 1:	50 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOEY CLIFTON G JR--ETAL -
Owner 2:	HOEY MARGARET M -
Street 1:	50 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1920, having primarily Wood Shingle Exterior and 2055 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	315,800	4,000	388,500	708,300
Total Card	0.103	315,800	4,000	388,500	708,300
Total Parcel	0.103	315,800	4,000	388,500	708,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.67 | /Parcel: 344.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113255
GIS Ref:
GIS Ref:
Insp Date: 06/07/18

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,800	4000	4,500.	388,500	708,300	708,300	Year End Roll	12/18/2019
2019	101	FV	266,200	4000	4,500.	388,500	658,700	658,700	Year End Roll	1/3/2019
2018	101	FV	266,200	4000	4,500.	344,100	614,300	614,300	Year End Roll	12/20/2017
2017	101	FV	266,200	4000	4,500.	288,600	558,800	558,800	Year End Roll	1/3/2017
2016	101	FV	266,200	4000	4,500.	288,600	558,800	558,800	Year End	1/4/2016
2015	101	FV	235,500	4000	4,500.	249,800	489,300	489,300	Year End Roll	12/11/2014
2014	101	FV	235,500	4000	4,500.	241,400	480,900	480,900	Year End Roll	12/16/2013
2013	101	FV	235,500	4000	4,500.	229,800	469,300	469,300		12/13/2012

!13238!

PRINT: Date 12/11/20 | Time 03:13:37

LAST REV: Date 07/03/18 | Time 15:09:40 | mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13238

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOEY CLIFTON G	45850-393		8/12/2005		470,000	No	No		
	12226-21		6/16/1972		29,500	No	No		N

USER DEFINED

Prior Id # 1:	113255
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	BS	Barbara S
12/23/2008	Measured	336	PATRIOT
12/9/2005	MLS	MM	Mary M
12/21/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	8									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29814816
Const Adj.:	0.98980004
Adj $ / SQ:	160.613
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	387930
Depreciation:	72155
Depreciated Total:	315775

COMMENTS

KITCHEN VERY OLD. INT NEEDS TLC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

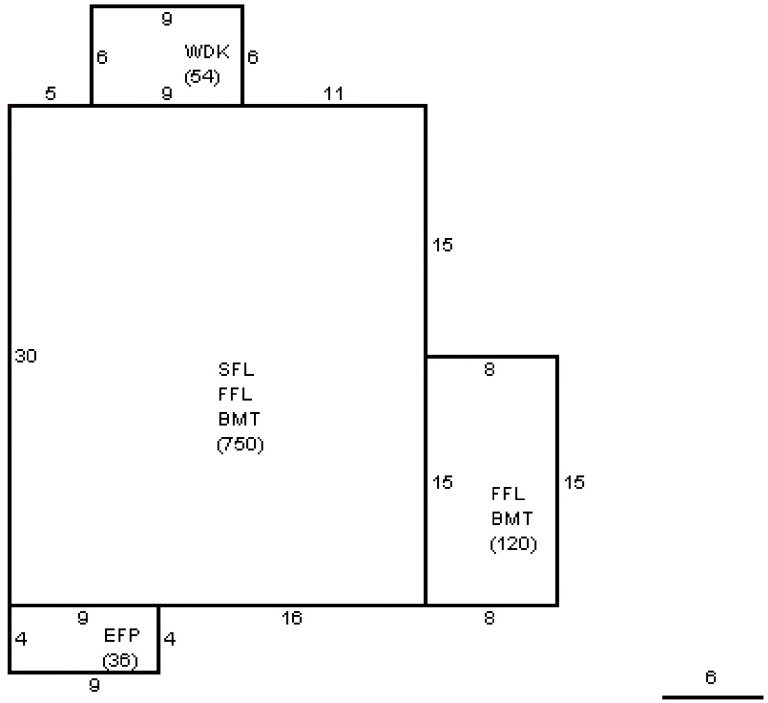
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.61
Special Features:	0	Val/Su Net:	122.40
Final Total:	315800	Val/Su SzAd	194.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	870	63.840	55,544
FFL	First Floor	870	160.610	139,734
SFL	Second Floor	750	160.610	120,460
WDK	Deck	54	15.840	855
EFP	Enclos Porch	36	71.860	2,587

Net Sketched Area:	2,580			Total:	319,180
Size Ad	1620	Gross Are	2580	FinArea	2055

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1930	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	14X14	A	PR	1960	4.16	T	65.3	101			300			300

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000